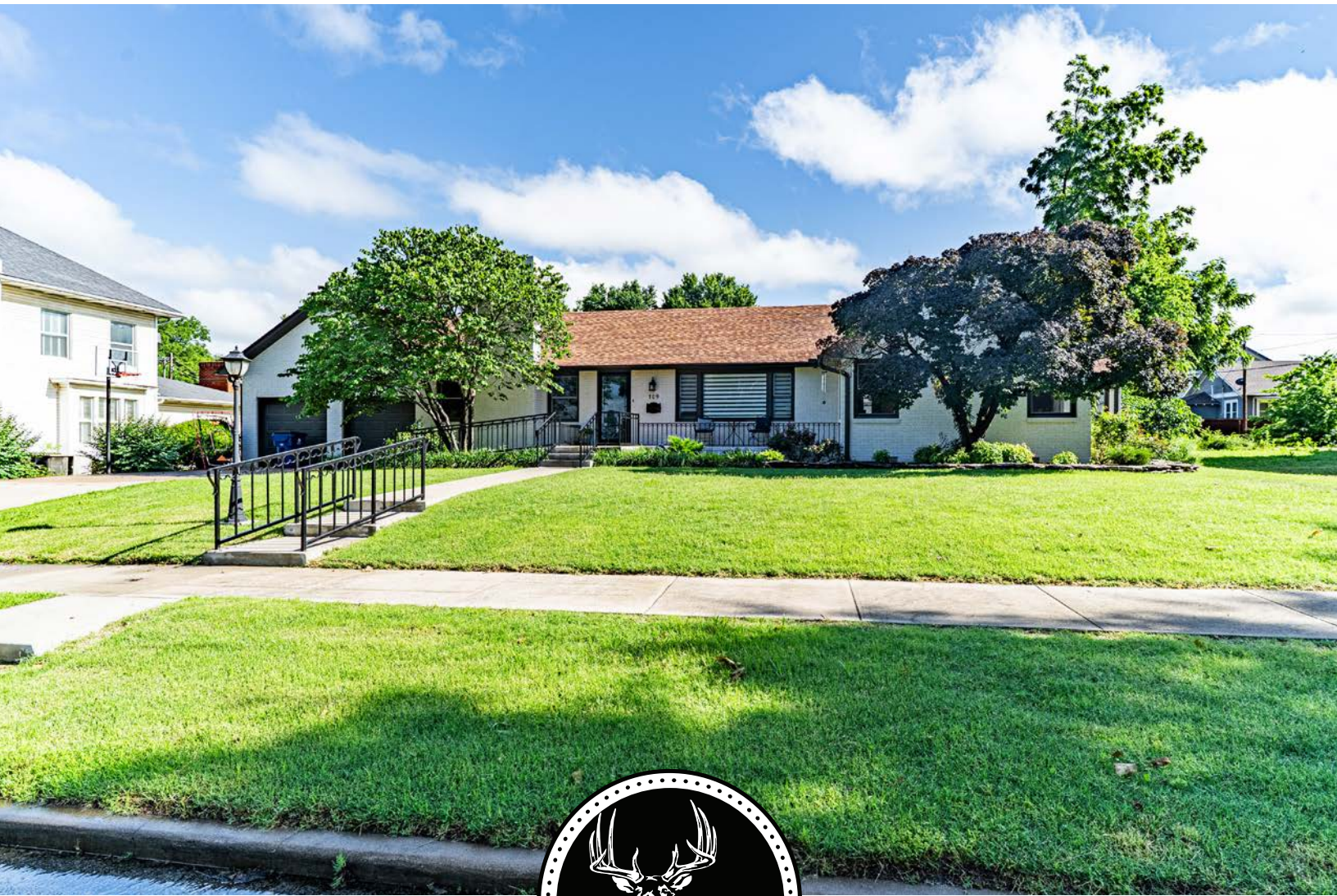


MIDWEST LAND GROUP PRESENTS

.3 ACRES IN

OSAGE COUNTY OKLAHOMA

109 E 14TH STREET, PAWHUSKA, OK 74056



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

4 BED, 2 1/2 BATH FULLY UPDATED HOME IN PAWHUSKA, OKLAHOMA

Welcome to this beautiful, move-in ready home in a peaceful and quiet neighborhood in Pawhuska, Oklahoma. This 2-story house has 2,626 square feet of living space, modern updates throughout, a privacy fence, and a 2-car garage. As you enter the house, you will notice all hardwood and tile floors throughout. The kitchen has stunning countertops which blend well with the lighter colors of cabinets that really brighten the entire kitchen and comes equipped with a large pantry. Another huge feature is the updated bathrooms with new showers being installed last year. The large upstairs could double as a game room and spare bedroom, giving plenty of space for kids or family to enjoy and hang out.

Enjoy the large and secluded backyard with a 6' tall privacy fence. Take advantage of the recently installed concrete patio, which gives buyers the opportunity to build their backyard patio oasis!

This is a very nice and well-maintained home that the sellers have taken tremendous care of over the years, from inside to out, and in a great location that isn't far from Pawhuska Schools. Sellers are offering a \$5,000 seller's concession at closing! Don't sleep on this one before it's too late, give listing agent Paul Smith a call today at (918) 397-2737.

PROPERTY FEATURES

PRICE: **\$275,730** | COUNTY: **OSAGE** | STATE: **OKLAHOMA** | ACRES: **0.3**

- Sellers are offering a \$5,000 seller's concession at closing
- Newly installed gutters
- Installed water softener
- Move-in ready
- New paint inside and out
- Installed new showers summer of 2024
- 4 bed, 2 ½ bath home with 2,626 sq. ft. of living space
- Built in 1950 with an effective built year of 2020
- Master bedroom with walk-in closet
- Hardwood and tile floors throughout
- Granite kitchen countertops
- Fully updated bathrooms
- Quite and peaceful neighborhood
- Large upstairs that would make for a game room and/or bedroom
- Shed in the backyard for extra storage
- 2 plum trees and 1 peach tree in the backyard
- 2024 taxes were \$2,777

2,626 SQ. FT. OF LIVING SPACE

This 2-story house has 2,626 square feet of living space, modern updates throughout, a privacy fence, and a 2-car garage.



4 BED, 2 1/2 BATH



LARGE AND SECLUDED BACKYARD

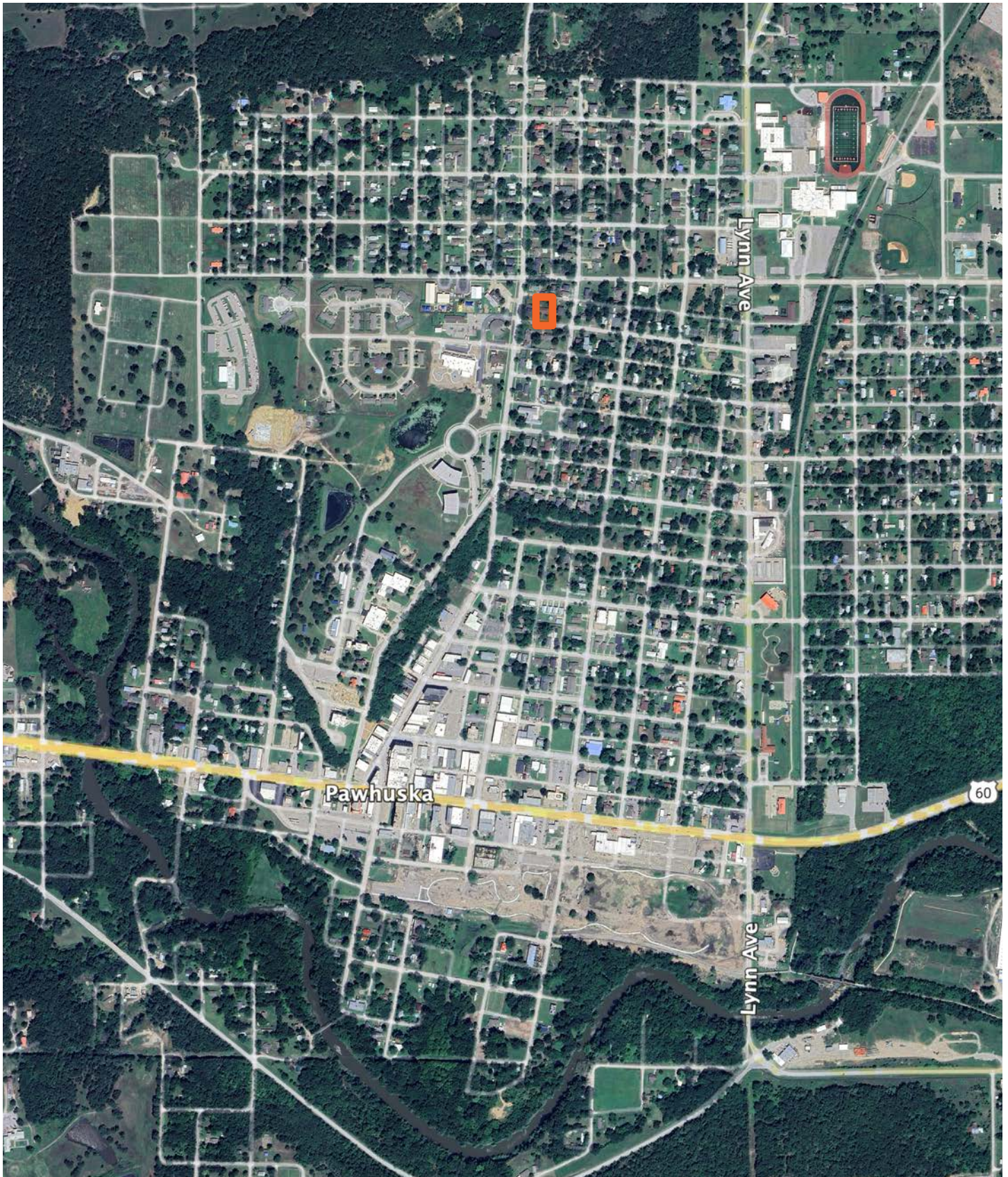
Enjoy the large and secluded backyard with a 6' tall privacy fence. Take advantage of the recently installed concrete patio, which gives buyers the opportunity to build their backyard patio oasis!



AERIAL MAP



TOPOGRAPHY MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
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MidwestLandGroup.com

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